CHOICE PROPERTIES

Estate Agents

Flower Pot Cottage White Pit Way, Alford, LN13 0AZ

Asking Price £230,000



SIMPLY STUNNING – A REAL WOW PROPERTY!

Choice Properties are delighted to offer for sale this beautifully presented two-bedroom semi-detached home, together with a separate one-bedroom holiday home, creating an exceptional opportunity for those seeking a home with income potential or additional annexe accommodation. Finished to an exceptionally high standard throughout, the property has been lovingly maintained by the current owner and offers breathtaking open views across surrounding farmland. Situated in the sought-after village of Swaby, the property enjoys a peaceful rural setting whilst offering convenient access to both Alford and Louth. Whether you're looking for a beautiful home, a lifestyle opportunity or the potential to generate an additional income, this property really does have it all. Internal viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

Outstanding views with accommodation comprising :

Main Propery

Kitchen
25'4 x 13'3 including lounge and dining area
Double glazed entrance door to side, double glazed windows to side and rear, far reaching views, range of eye level and base units, inset sink with mixer tap and drainer, built in double oven, hob and extractor fan, built in dishwasher, built in fridge, part tiled walls, opening to :

Dining Area
25'4 x 13'3 including kitchen and lounge area
Spiral stairs to first floor, radiator, open plan to :

Lounge
25'4 x 13'3 including kitchen and dining area
Double glazed window to front and side, feature wood burner, radiator, built in storage cupboard.

Bathroom
Obscure double glazed window to side, white suite comprising low level W.C, vanity wash hand basin, panelled bath with mixer tap and shower attachment, tiled walls, built in storage cupboard, radiator.

Landing
Access to :

Bedroom One
11'2 x 7'10
Double glazed window to front, built in range of wardrobes, loft hatch, radiator.

Bedroom Two
13'4 x 6'3
Double glazed window to rear, far reaching views, built in wardrobes and desk, radiator.

Annexe / Holiday Let

Lounge / Dining / Kitchen
Double glazed door, double glazed windows, double glazed skylight window, feature fire place, range of eye level and base units, inset sink with mixer tap and drainer, built in oven, hob and extractor fan.

Bedroom
Electric heater, door to:

En-suite Shower Room
Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, tiled shower cubicle, heated towel rail.

Utility Room
Double glazed door, space for appliances.

Garden
Two patio areas, far reaching views, backing to farmlands, shed, log store.

Driveway
Gated driveway providing off road parking space.

Tenure
Freehold

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements
Contact Choice Properties on

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.





























Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

864 ft²

Reduced headroom

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

····· Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Directions

Please use postcode of LN13 0AZ to locate the property. What 3 words - tastings.trample.pelting







